

151.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
891,500 / 891,500
891,500 / 891,500
891,500 / 891,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FLAJNIK JAMES D ETAL/ TRUSTEES	
Owner 2: FLAJNIK FAMILY 2021 TRUST	
Owner 3:	

Street 1: 84 OAKLAND AVENUE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: CHAINY-FLAJNIK KATHLEEN E -
Owner 2: -

Street 1: 84 OAKLAND AVENUE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION									
This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Aluminum Exterior and 2139 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R1	SINGLE FA	100	water					
o				Sewer					
n				Electri					
Census:				Exempt					
Flood Haz:									
D		Topo	1	Level					
s		Street							
t		Gas:							

LAND SECTION (First 7 lines only)									
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price
101	One Family		10911	Sq. Ft.	Site		0	70.	0.68 8

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10911.000	365,800	2,600	523,100	891,500		99878
							GIS Ref
							GIS Ref
							Insp Date
							07/13/18



USER DEFINED

Prior Id # 1: 99878
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 13:11:10
LAST REV
Date Time
02/12/21 10:19:06
mmcmakin
11826
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Date	Result	By	Name
7/13/2018	Inspected	PH	Patrick H
6/1/2018	MEAS&NOTICE	BS	Barbara S
4/18/2012	Info Fm Prmt	BR	B Rossignol
10/23/2008	Meas/Inspect	163	PATRIOT
2/23/2001	MLS	MM	Mary M
1/6/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style				Full Bath: 1	Rating: Average														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 3 - Aluminum				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: GREEN				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1940	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G13	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26. %		Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wal: 2 - Plaster	Functional:		%	Interior:				1	8	4									
Sec Int Wall:	Economic:		%	Additions:															
Partition: T - Typical	Special:		%	Kitchen:															
Prim Floors: 3 - Hardwood	Override:		%	Baths:															
Sec Floors:	Total:	26.4 %		Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 151.0-0002-0001.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
6	Carport	D	Y	1	20X20	A	AV	1940	10.63	T	40	101			2,600		2,600		
More: N				Total Yard Items:				2,600				Total Special Features:				Total: 2,600			